

# Partner Update

September – October 1999

Office of Energy Efficiency and Renewable Energy

## Profile



Mel Goodwin

## Harmony Project Strikes While Iron Is Hot

Mel Goodwin, Harmony Project executive director and leader of its Rebuild America partnership, is pulling out the stops to focus the Charleston, SC community's attention on the opportunity to transform schools that are in poor condition into "high performance schools" that are economical to operate and provide superior learning environments. Goodwin views the schools as "agents of change" and the gateway to improving other buildings in the Charleston area through Rebuild America.

When Goodwin, an urban ecologist, saw that Charleston County had no firm plan for allocating \$175 million in school bond funds, he wanted to avoid the result he feared most – a Band-Aid approach to patching up schools sorely in need of major improvement.

In an effort to head off this possibility, he launched a "High Performance Schools Initiative" and began talking to the media about the need to press the Charleston County School Board to rehabilitate its school buildings by adopting cost-effective, sustainable

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## Rebuild America Helps Schools In Need

America's public schools are in trouble. With only 112,000 K-12 schools nationwide and over 25 school districts with over 100,000 students, there is growing pressure on financially strapped communities to do more with less. The stock of schools built during the baby boom that peaked in 1957, shrank in the late 1970s as enrollment thinned and school districts sold school buildings. Many that remain are vastly out of date today, inefficient and badly in need of repair—particularly in urban districts.

Building new schools is expensive. In the 1960s, a typical school could be built for under \$50 per square foot. The average is now twice that amount once the costs of inflation, building code compliance, and other costs are added. Despite higher costs, Maryland's Montgomery County School District is currently in the midst of a construction frenzy – about \$140 million worth — as builders work to create space for the enrollment boom. Still, many students will have to cram into 286 portable classrooms, or trailers, scattered throughout the county simply for lack of classrooms.

In response to this pressing national need, Rebuild America has opened up its 'tool chest' to offer building owners and managers information on how to save energy and dollars by making affordable improvements to school buildings.

### Retrofits that Work

In rural Alaska, the local school is often the largest building in the community, which makes it well suited for demonstrating the benefits of energy-efficient retrofits. The high costs of transporting oil make for steep energy prices, as high as \$1 per kwh, prompting strong interest in energy conservation. **Rural Alaskans Conserve Energy**, a Rebuild America partnership, has audited a total of 21 buildings in seven villages and recommended energy conservation measures. Three of the seven villages have implemented those recommendations and have seen energy savings of 20-30 percent with cost recovery in less than two years.

The Tanana City School building is one example. With \$22,000 in state and school district funds, Alaska

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## Rebuild America Helps Schools

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Commercial Lighting of Anchorage installed high-efficiency lighting and motion sensors that cut energy costs by 25-to-30 percent. The Alaskan State Energy Program awarded the grant for lighting improvements to Tanana in part to show other districts the savings that high-efficiency lighting and equipment can yield. Retrofits included replacing T-12 fluorescent bulbs with more efficient T-8 bulbs; replacing magnetic with electronic ballasts to control energy output; and installing exit signs with light-emitting diodes (LEDs) to cut energy use by 90 percent.

Other improvements include motion detectors to turn on lights only when people are present and new halide lights to replace old mercury vapor lamps in the gymnasium. The Tanana City School superintendent says the new lighting is such an improvement that many have asked if the building has been repainted. For more on this, visit [www.eren.doe.gov/buildings/rebuild/htm/Achievements/achievements.htm](http://www.eren.doe.gov/buildings/rebuild/htm/Achievements/achievements.htm).

## Becoming Energy Wise

Energy education programs help students gain a better understanding of energy efficiency and how it can affect their learning environment. According to a study commissioned by the Energy Source Education Council, elementary school students who participated the Council's energy education program were substantially more interested in the topic and developed better energy conservation

habits. This idea is being put to the test by one Arkansas community. The Little Rock School

District is the largest in the state with over 25,000 students and 50 schools. The district's five high schools incorporated energy conservation, sustainability and environmental protection in a new ninth grade class titled "Active Physics." Students will audit their school buildings and present their findings to the school board at year's end.

This innovative program was shepherded along by **Rebuild Little Rock** and **Rebuild Arkansas**. Rebuild Arkansas will help train the physics teachers and provide guest lecturers. The University of Arkansas at Little Rock, a Rebuild Little Rock partner, will assign students to assist the physics teachers and high school students with their energy audits. For additional information, visit [www.eren.doe.gov/buildings/rebuild/htm/News/news.htm](http://www.eren.doe.gov/buildings/rebuild/htm/News/news.htm). School curriculums that incorporate lessons on energy efficiency can have a long-term effect on how future generations value conservation of resources. "Old habits die hard," but by instilling new ones in the classroom, there is hope that energy conservation will play a growing role in building a sustainable future.

As we approach the 21st century, new approaches to sustainability and conservation will no longer be subjects of conjecture, but reality. Community leaders striving to improve quality of life for residents will discover that energy efficiency and conservation are stepping stones to community improvement. Rebuild America stands ready to help those communities that take the first tentative steps toward building a sustainable future for our children and for generations to come.

## View from DC

By Mark Bailey

Rebuild America's National Forum in Las Vegas was a resounding success that drew more than 300 participants. Partnership representatives from all over the country converged to share ideas and challenges, hammer out solutions to common problems, catch up with colleagues, and strike up acquaintances with the many new faces that have joined the ranks of Rebuild America. I hope many of you left the Forum with a batch of fresh ideas, strategies, solid information and contacts that will help your partnership "push the envelope" to make energy-efficient buildings a reality in your community. Special thanks go to our premier host sponsor, Nevada Power, for their generous support. Nevada Power and our other sponsors – NORESO, ONSITE SYCOM, Academic Capital Group, Inc., American Electric Power, Bayview Technology, Commonwealth Energy Corporation, Lithonia Lighting, Philips Lighting, Sempra Energy Services, SLI Lighting, Sunpark Electronics – helped make the Forum a success.

It's important to remember that Rebuild America is part of something much larger than energy-efficient buildings. Many of our speakers, presenters and participants reminded us that energy-efficiency is part of the big picture of building sustainable communities that conserve resources, protect the environment and help citizens improve their quality of life.

At this year's Forum we recognized a dozen Energy Champion award winners. The fact we have so many winners tells us that partnerships across the country are buying into the concept that saving energy is a common sense approach to community improvement. It was tough to select this year's Energy Champions because the fact is, every partnership and every partnership leader is a winner. Our partnership leaders are on the front line, working to change the way people think about energy efficiency. Often they play to an indifferent audience. Yet many persevere, despite limited resources and support, and manage to build partnerships that work.

*Mark Bailey is the national program manager of Rebuild America.*



## Harmony Project

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building practices. Goodwin sees “a golden opportunity” to use the bond funds to transform schools that are saddled with inadequate ventilation, inefficient lighting, leaking roofs, and mold and mildew into comfortable, healthy, daylit environments that are conducive to learning.

The outlook for the schools has been improving since Harmony Project introduced the concept and benefits of high-performance school construction at a public forum in June with support from the South Carolina Energy Office. The partnership also presented technical workshops for design professionals and facility personnel and held a luncheon for local business owners and decision makers. Those contributing technical expertise included Gary Bailey of Innovative Design; Mike Woodall of Pasco County School District in Florida; Conn Abnee of the Geothermal Heat Pump Consortium; and Michael Arney of Rebuild America Financial Services.

*Charleston's Post and Courier* newspaper, which has a circulation of about 113,000, has gotten behind Harmony Project and featured its school campaign nine times during a one-month period.

The increased visibility helped bring about something else: A partnership between the Harmony Project and community organizations including the Joanna Foundation and The Community Foundation as well as local philanthropists. The Harmony Project plans to leverage this support to prepare “opportunity assessments” for six of Charleston County’s 77 schools that will describe specific high-performance retrofit opportunities, costs, benefits and

payback periods. Oak Ridge National Laboratory and Innovative Design have agreed to provide technical support for the assessments.

The Harmony Project has also been enlisted to help in taking a high-efficiency and sustainable approach to overhauling a 16-classroom building of the Charlestown Academy. The 350 students that attend the magnet school are taught in trailers because the buildings are unfit for occupancy. Built in 1952, the building targeted for improvements closed 20 years ago because of an asbestos problem. The sustainable approach to revamping the school calls for increasing natural light, avoiding toxic products, recycling building materials, making appropriate use of natural ventilation, controlling humidity, enlisting volunteer labor, and presenting the school as a community resource. The school has \$200,000 in funding from the County but needs to raise much more to complete the project. Parents of the students have volunteered to pitch in to help reduce labor costs by one third by contributing their “sweat equity.”

Goodwin founded the Harmony Project, a nonprofit advocate for sustainable development and high-performance building, seven years ago with the help of a local developer, the City of Charleston and the College of Charleston. He has lived in the area for 14 years and in his spare time enjoys mountain biking, photography and woodworking.

*For more information, contact Melvin H. Goodwin at 843-577-2103 or at [mgoodwin@cerfnet.com](mailto:mgoodwin@cerfnet.com).*

## Upcoming Events

**Hot Topics, Cool Solutions – A Workshop Series: Sustainable Solutions.** October 13-15, 1999 in Tucson, AZ. Contact John Jones, City of Tucson Special Project, or Martin Yoklic, Tucson Institute for Sustainable Communities, at 520-882-8177.

**Association of School Business Officials International's (ASBO) 85th Annual Meeting & Exhibits.** October 15-19, 1999 in Orlando, FL. Visit [www.asbointl.org/education.shtml](http://www.asbointl.org/education.shtml) or contact ASBO at 703-478-0405.

**22nd World Energy Engineering Congress (WEEC) and GeoExchange Conference and Expo.** October 20-22, 1999 in Atlanta. Visit [www.aeecenter.org](http://www.aeecenter.org) or contact the Association of Energy Engineers at 770-447-5083, ext. 224.

**National Association of Housing and Redevelopment Officials (NAHRO) National Conference and Exhibition.** October 17-19, 1999 in Philadelphia. Visit [www.nahro.org](http://www.nahro.org), or contact them at 202-289-3500.

**1999 National Preservation Conference.** October 19-24, 1999 in Washington, DC. Send an email request to [conference@nthp.org](mailto:conference@nthp.org) or phone 202-588-6444.

**Rebuild America Building Commissioning Seminar: How to Achieve Peak Performance in Your Buildings?** October 22, 1999, Sturbridge, MA. Contact John Ruckes at 860-418-6384 or Dragan Curcija at 413-545-4454.

## Market Sector

# Schools K-12 Learn Energy-Efficiency Lessons

*By Larry Schoff*

The spate of shootings in our schools recently has thrust the national spotlight on school safety. Many are developing emergency plans in an effort to blunt the impact of any future violence.

The nation's schools have other pressing needs – longstanding problems – that could benefit from the same kind of in-depth analysis and careful planning. Among these are the widespread and prolonged use of portable classrooms due to overcrowding, finding and keeping qualified teachers – and here's where Rebuild America can help – upgrading our schools to create comfortable and efficient learning environments.

In the U.S., we face a monumental challenge in providing a quality learning environment for every child. In fact, many of our schools are in such poor condition that it is a major undertaking just to elevate them to a satisfactory level. A General Accounting Office (GAO) report to Congress in 1996 on the state of over 10,000 schools, found that:

- 41 percent had inadequate energy efficiency
- over 35 percent had inadequate HVAC systems
- over 25 percent had unsatisfactory ventilation
- over 25 percent had inadequate lighting, roofs and window systems
- over \$112 billion was needed to bring these schools to an "average" condition

The nation's student population and the age of our school buildings are increasing, while school budgets, including maintenance allocations, have held steady or risen only slightly. Unless we act decisively

to upgrade the condition of our schools, then the teaching and learning environment of the 21st century will be saddled with the same problems as those at the close of the 20th century.

## *Influential Factors*

Our elected representatives face the same problem when it comes to improving our schools: Resources are finite and the requirements for both new and existing schools are increasing daily. Communities on a tight budget that are seeking to improve the condition of their schools – a description of just about every community in the U.S. – are excellent candidates for a Rebuild America partnership. Rebuild America partnerships are helping communities and school districts leverage their resources and find workable solutions for funding energy-efficiency improvements.

In Nebraska, school districts are encouraged to use performance contracting to improve energy efficiency. In Oregon, state-issued bonds are available to establish a line of credit for schools to implement energy retrofits. In Virginia, low-cost funding is available to school districts for facility energy-efficiency improvements through the Literary Fund.

Some school districts are using performance contracting in conjunction with contracts for renovation to finance energy-efficiency improvements and reduce the debt financing required. It is important to note that some states view performance contracts as debt while others regard them as non-debt. The bottom line is to know the laws in your state before recommending a financing option and work with the school's financial staff to develop other options for specific projects or circumstances.

## *Partnerships at Work*

Over 35 Rebuild America partnerships include school districts as either a major or minor partner. The following are examples of what some are doing in the K-12 school sector.

**Rebuild Idaho** initiated a partnership in Idaho Falls between the City Electric Division and the City schools. Initial energy audits were conducted in every school and two were selected for continued monitoring and improvements. The City Electric Division extended a "no cost loan" to the schools to upgrade energy systems and each school will use the energy savings to repay the loan.

**Portland Public Schools**, a Rebuild Oregon partner, has invested \$ 7.5 million in energy-efficient improvements and currently is saving over \$1 million annually from over 10 million square feet of retro-fitted school facilities. The program to date has saved over \$9 million. Once completed, the entire retrofit effort is expected to save over \$42 million. Portland Public Schools used bonds issued by the Oregon Office of Energy as a line of credit to pay for the energy-efficiency improvements and will use the energy savings that result to pay back the loan.

**Rebuild Webster City, IA** has performed energy retrofits on four schools which add up to \$60,000 in annual savings. One high school has plans to install a geothermal system.

**Rebuild Cedar Falls, IA** is working with six schools that have completed detailed energy audits and plan to proceed with energy retrofitting. The partnership has also trained 870 school students and 200 college students to perform basic energy audits.

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# Applying Energy Conservation Measures to Vending Machines

By David Schanin

Vending machines are ubiquitous these days and the new brightly lit, billboard style cold drink machines are using energy round-the-clock, even when a facility is empty. According to the consulting group ESource, a cold drink machine racks up between \$200 and \$500 in utility costs each year. The economics driving the placement of cold drink vending machines cannot be overlooked. Schools are typically well compensated for exclusive contracts with bottlers, often receiving monthly “commissions” or a percentage of the gross sales from the machine. The result is a proliferation of machines. So what can be done?

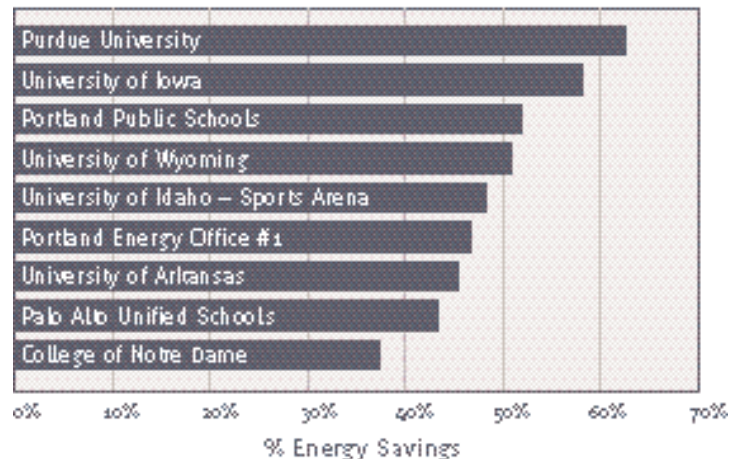
The obvious solution of unplugging the machines when no one is around is tough to implement. Occasional after-hours activities, summer and holiday schedules, and the need to power the machine up several hours before the first students arrive to ensure the drinks are cold may make this approach impractical.

Another option is to require the cold drink machine supplier to remove the bright fluorescent lights from the machine. This typically meets with strong opposition from vendors who believe it has a negative impact on sales. The administration sometimes opposes it for the same reason – it may impact commissions. “Unplugging” may not even be allowed under the placement contract. Ensuring that the route person who services the machine does not re-install the lights also requires continual vigilance.

A new product called the *VendingMiser* is free of these drawbacks. The manufacturer has combined several “smart” technologies to produce a plug-and-play product which has been

tested in a variety of school and commercial environments, and saves an average of nearly 50 percent of a cold drink machine’s energy costs. It does so using occupancy sensing to shut the entire machine down when the area around the machine is vacant, yet it periodically re-powers the machine to ensure that proper temperature is maintained. The *VendingMiser* eliminates the drawbacks of de-lamping, making it a win-win for the school, which is saving utility costs, and for the machine supplier whose maintenance costs are reduced. The manufacturer will supply no-cost evaluation units to let schools try it out. Additional *VendingMiser* information can be found on the manufacturer’s web site at [www.bayviewtech.com](http://www.bayviewtech.com).

For more information, contact David Schanin, president of Bayview Technology Group, at 1-800-770-8539.



This graph depicts energy savings reported by universities and schools that replaced traditional cold drink machines with the *VendingMiser*.

## Market Sector

Continued from page 4

### Challenge for the 21st Century

Renovations and new construction of K-12 School facilities is expected to average over \$19 billion a year over the next eight to 10 years. Over half of this activity will involve renovations, energy retrofits or additions. The opportunities for energy

savings are great – provided that enough Rebuild America partnerships can be established and that enough schools can be incorporated early on in the planning and design phases. The question is not, can we afford to improve our schools, but can we afford not to? America’s school children deserve better.

Larry Schoff, Rebuild America Sector Manager of K-12 Schools, has over 35 years of experience in facilities management and

operations with an emphasis on energy efficiency and resource conservation. This includes 13 years as director of facilities maintenance and transportation for a 9,000-pupil school district in southwestern Virginia.

For more information, contact Larry Schoff at 540-961-2184 or e-mail [lschoff@bellatlantic.net](mailto:lschoff@bellatlantic.net).



# 1999 Rebuild America

## August 9-11, 1999 in



John Schaeffer, CEO of Real Goods Trading Company, shares his experiences in developing a Solar Living Center and in building a business empire based on renewable energy products and services.

Rebuild America welcomed a record 300 plus participants to its annual forum at the MGM Grand Hotel in Las Vegas. The Forum offered three days packed with sessions, workshops, peer exchange and networking opportunities. Information, ideas, resources and good food were all in plentiful supply. Industry leaders took to the podium and helped position Rebuild America within the context of sustainable building for the 21st century. The conference also ushered in a record number of award winners, with 12 partnership leaders and partnerships recognized as Energy Champions for their



Margo Covington of Rebuild Santa Fe emerges a winner at Tech City's "Monopoly Madness."



The Earth Day 2000 message will focus on energy consumption and climate change, Earth Day organizer Denis Hayes told Forum participants. He noted that powerful economic drivers encourage the excessive, energy consuming habits of Americans, noting that we consume 43 percent of the world's gasoline.

Through the Business Partners, Rebuild America partnerships can leverage the knowledge, capabilities and resources of the private sector to move their building retrofit and community improvement projects forward. DOE Deputy Assistant Secretary Mark Ginsberg recognized the charter Business Partners and Strategic Partners pictured here at the National Forum.



- |                                      |   |   |
|--------------------------------------|---|---|
| 1. Lander Medlin, APPA               | 9. Patrick Weller, Commonwealth Energy    | 17. Mark Bailey, Rebuild America        |
| 2. Paul Colmier, Safe-Bidco          | 10. Peter D'Antonio, Sarnafil             | 18. Greg Dunivant, Philips Lighting     |
| 3. Deanna Braunlin, Gavin Consulting | 11. Doug Avery, Rebuild America           | 19. John Clancy, SLI Lighting           |
| 4. Dom Aiello, ONSITE SYCOM          | 12. Mark Ginsberg, Dept. of Energy        | 20. David Shapiro, SLI Lighting         |
| 5. Brandon Sutcliffe, ONSITE SYCOM   | 13. William Garnett III, Academic Capital | 21. Jessica Lefevre, NAESCO             |
| 6. Heath Hiblebrant, EPSI            | 14. Jon Wellinghoff, NORESO               | 22. Richard Heinisch, Lithonia Lighting |
| 7. Al Hernandez, Prudential Lighting | 15. Craig Florer, Sempra Energy           | 23. Arnold Lopez, Nevada Power          |
| 8. Brandy Williams, Walt Stopper     | 16. Dave Rylaarsdam, Sempra Energy        |   |

# Rebuild America National Forum

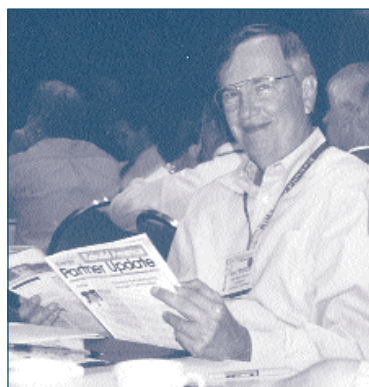
## Las Vegas, Nevada

contributions to making their communities more energy-efficient. Six award winners were interviewed by their hometown radio stations during the conference and a seventh was interviewed following his return. The Forum also provided the venue for the introduction of Rebuild America's Business Partners and Strategic Partners, who add a new dimension of partnership support to the program. DOE Deputy Assistant Secretary Mark Ginsberg recognized 15 charter Business Partners and three Strategic Partners at the "Jewel of the Desert" event, held at the Paiute Resort outside of Las Vegas.



Marketing professor David Rudd gets to the heart of reaching your target audience to build community support in the "Marketing Your Message" session, serving up a lively discussion sprinkled with amusing anecdotes.

Sharon Hanson of the Oregon Office of Energy is interviewed by a Portland radio station about Rebuild Oregon's Award for Energy Excellence in Financial Innovation.



Ron Shelton of Oak Ridge National Laboratory steals a few moments with his favorite newsletter.



Ashley Nancolas sang "The Star Spangled Banner" at the Forum's opening session and also performed at the Paiute Resort.



Kathy Mathis of the Middle Tennessee State University partnership gets down to brass tacks during a Peer Exchange work group session.



Ailee Smith of NORESKO, a Forum sponsor, and Barbara Ousby of Rebuild Mississippi catch up at a plenary session.



Steve Hortin of DOE's Atlanta Regional Office and Stewart Huey of Building Owners and Managers Association-Atlanta seek respite at the Paiute Resort after a full day of Forum sessions.



Cyane Dandridge of Strategic Energy Innovations of San Rafael, CA. and her 15-month-old son, Taren, sample the fare at the MGM Grand.



# 1999 Energy Champion and Energy

The National Forum unveiled Rebuild America's 1999 National Energy Champion Award winners in recognition of individual and partnership contributions to improving communities through energy efficiency. Here is a roundup of the people and partnerships behind the 12 awards presented by U.S. Department of Energy Deputy Assistant Secretary Mark Ginsberg at the National Forum in Las Vegas on August 10:

## Double Honors Go To Oregon

Oregon took home two Energy Champion Awards:

- **1999 Rebuild America Partnership of the Year Award – Portland Partners for Energy Efficiency Program, Portland Energy Office**
- **1999 Rebuild America Award for Innovative Financial Management – Rebuild Oregon, Oregon Office of Energy**



*Sharon Hanson of the Oregon Office of Energy and Curt Nichols of the Portland Energy Office accept Energy Champion Awards.*

Rebuild America recognized Rebuild America partnerships spearheaded by the Portland Energy Office and the Oregon Office of Energy for working to improve Oregon communities by encouraging businesses to save money and reduce energy waste by investing in energy-efficiency improvements.

Because of the Portland Partners for Energy Efficiency efforts, Portland area businesses and local

government have made energy-efficiency improvements in buildings totaling 47 million square feet during the past three years, which is saving \$5 million each year in energy costs. Portland Energy Office Senior Energy Program Manager **Curt Nichols**, who manages the partnership, says energy savings like these benefit both businesses and the environment.

Portland and the rest of Oregon have an advantage – in the form of a tax credit – when it comes to encouraging business investment in energy efficiency. Rebuild America has honored the Oregon Office of Energy for its vision in offering the Business Energy Tax Credit that motivates Oregon to save money and energy and reduce air pollution by investing in energy-efficiency. Oregon businesses may take a tax credit for up to 35 percent of the cost of energy-efficiency improvements.

## Edwards Receives Partnership Leader Award

- **Rebuild America Partnership Leader of the Year – Hilary Edwards of Rebuild Salisbury**

**Hilary Edwards**, special programs coordinator with the **Salisbury Housing Authority**, was honored for her work with Rebuild Salisbury to bring community and quality of life improvements to public housing residents.

Rebuild America recognized Edwards for helping to create more affordable and comfortable environments for public housing residents in Salisbury and for her outreach efforts to inform public housing residents how they can save money by saving energy.

Edwards supervised the energy-efficiency renovation of a 21-building complex for seniors and those with disabilities in

northeast Salisbury. The upgrades included the installation of new heating and cooling systems – in a complex that had been without air conditioning – and new insulation.

Edwards is also part of a Salisbury Housing Authority team that works with public housing residents who have excessive energy bills.



*Hilary Edwards accepts Partnership Leader of the Year Award.*

## Hawaii Sweeps Three Awards

Hawaii was a triple winner of this year's Energy Champion Awards. The awards won by Hawaii are:

- **Rebuild America State Representative of the Year – Liz Raman, Rebuild Hawaii State**
- **Award for Energy Excellence in State Government – State of Hawaii, Rebuild Hawaii State program**
- **Award for Energy Excellence in Commercial Buildings – Hawaiian Electric Co. (HECO)**

The U.S. Department of Energy/Rebuild America, the Hawaii Department of Business, Economic Development & Tourism (DBEDT) and HECO all have worked collaboratively to improve energy efficiency in commercial buildings in Hawaii.

**Liz Raman**, an energy program specialist in the Hawaii DBEDT and the **State of Hawaii** were honored with Rebuild America Energy Champion Awards for working to develop a state-wide network of community-based partnerships.

Raman used the leverage of the state



# Excellence Awards Roundup



Hawaii Triple Sweep Energy Champion Award winners pose with U.S. Department of Energy Deputy Assistant Secretary Mark Ginsberg, pictured at left. Next to him is Liz Raman, State Partnership Representative of the Year; Sam Nichols of Hawaiian Electric's Energy Solutions for Small Business program; and Maurice Kaya of the Hawaii Department of Business, Economic Development & Tourism, representing Rebuild Hawaii State.

government to obtain funding for community improvement projects that involve energy savings for small businesses, an Energy Smart Schools Project for training high school students to be energy auditors, and a "Greening the Campus" program at six community colleges.

HECO was honored for helping small businesses in Oahu achieve energy and cost savings through its Energy Solutions for Small Business program.

HECO launched a pilot program, Energy Solutions for Small Business, to assist and motivate small business to become energy efficient, improve lighting and save money on their electric bill.

## **Bond Named Program Representative Of The Year**

- **1999 Rebuild America Program Representative of the Year – Kirk Bond of Aspen Systems Corp.**

Kirk Bond, an energy engineer based in Kansas City, MO, was awarded the Rebuild America Program Representative of the Year Award for his role in developing a national network of Rebuild America partnerships that focus on community improvement

through energy efficiency.

As manager for Rebuild America partnership development, Bond has been instrumental in training and preparing a cadre of Rebuild America representatives who are tasked with launching and sustaining viable Rebuild America partnerships in communities across the country.



Kirk Bond, left, with Rebuild America Program Manager Mark Bailey.

## **Philadelphia Wins Local Government Honors**

- **Rebuild America Award for Energy Excellence in Local Government – Philadelphia Municipal Energy Office for Rebuild Philadelphia**

Under the leadership of the **Municipal Energy Office**, **Rebuild Philadelphia** has made great strides in providing peer-to-peer support to develop and establish other municipal government-led Rebuild America partnerships in Pennsylvania and Maryland. The Energy Office was behind **Mayor Ed Rendell's** proclamations in 1998 and 1999 that advocate the use of Rebuild America as a vehicle for reducing greenhouse emissions and increasing the energy efficiency of the built environment. The Energy Office recognizes the value of undertaking "showcase" energy retrofit projects to capture public interest and support and was instrumental in producing a video that documented the partnership's first major

retrofit of a popular public library. Another high-visibility project, currently in design, is the conversion of a 1930s elementary school into a police forensic science center (currently in design). The extensive energy-efficiency improvements and sustainable design measures are to include the installation of a rooftop photovoltaic system.

Spearheaded by Energy Office Energy Policy Director **Michelle Knapik**, Rebuild Philadelphia has been a leader in developing educational workshops about energy efficiency for local non-profit organizations and trade groups.

## **Ohio Housing Authority Lauded**

- **Rebuild America Award for Energy Excellence in Public and Affordable Housing – Stark Metropolitan Housing Authority (OH), a Rebuild Ohio partner**

Rebuild America is recognizing the Stark Metropolitan Housing Authority for:

- Bringing community and quality of life improvements to public housing residents through energy efficiency
- Helping to create more affordable and

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Michael Williams, right, director of maintenance and development for SMHA, accepts the 1999 Rebuild America Award for Energy Excellence in Public and Affordable Housing, from DOE's Mark Ginsberg.

comfortable environments for public housing residents

- Developing partnerships with federal, state and local governments, nonprofit agencies and businesses to improve public housing and community services
- Stimulating economic development and job creation in the energy-efficiency sector
- Building a coalition of Ohio housing authorities to explore energy issues and solutions

SMHA is part of Rebuild Ohio, a state-wide Rebuild America partnership operated by the Ohio Department of Development's Office of Energy Efficiency.

SMHA is collaborating with government agencies and local community groups to undertake a major renovation of one of its Canton senior apartment buildings, Metropolitan Arms, and improve the overall area by creating a community campus environment with services for residents.

### ***Rebuild Asheville Wins K-12 Award***

- **Rebuild America Award for Energy Excellence in K-12 Schools – Rebuild Asheville, NC**

**Rebuild Asheville** brought together several key players and leveraged resources to create a state-of-the-art Head Start facility for pre-school children that serves as a model for other Head Start centers that are seeking to improve their programs and facilities. The newly renovated Lonnie D. Burton Head Start Child Development Center, originally a school built in the 1950s,

services for 90 children from low-income households and support services for their families.

**Vicki Heidinger** championed the cause to convert the old school building into a state-of-the-art facility that could support the center's instructional and capacity requirements. Heidinger tapped the City of Asheville for a facility, the Department of Health and Human Services for funding, the Oak Ridge National Laboratory and Rebuild America for energy analysis and design assistance, and The Opportunity Corporation of Madison-Buncombe Counties for management expertise.

The Head Start Child Development Center opened its doors in June 1999.

### ***Duke Wins Top College Honors***

- **Rebuild America Award for Energy Excellence in Colleges and Universities – Duke University for Rebuild Duke University Facilities**

**Duke University/Rebuild Duke University Facilities** was recognized for its progress in saving energy and dollars and



*Aurel Selezeanu, assistant director for electrical services for Duke University's Facilities Management Department, accepted an Award for Energy Excellence.*

helping the environment by making buildings throughout the 74-acre campus energy efficient.

The Rebuild Duke Facilities partnership completed lighting and water conservation upgrades in the university's 110 academic buildings, which comprise 3.2 million

square feet, in less than two years. The partnership has already surpassed its target of achieving \$600,000 in annual energy savings by 2003. Through these improvements, Rebuild Duke Facilities has made significant progress in reducing energy consumption and avoiding polluting emissions that result from burning fossil fuels.

### ***Rebuild Colorado Wins Financial Honors***

- **Rebuild America Award for Innovative Financial Management – Rebuild Colorado, a program of the Colorado Governor's Office of Energy Management & Conservation**

Rebuild Colorado has helped encourage investment in energy efficiency by introducing building owners to performance contracting as an affordable means of paying for improvements. Rebuild America recognized Rebuild Colorado and the Governor's Office of Energy Management and Conservation for their efforts to encourage building owners in Colorado to invest in energy efficiency. Nearly 70 school districts, city and county governments, businesses, colleges, hospitals and public housing complexes across the state are participating in Rebuild Colorado and 23 of these partners are proceeding with energy-efficiency improvements that collectively represent a \$20 million investment.



*Rebuild Colorado Program Manager Linda Smith has been instrumental in the program's success.*



# A Salute To Our Energy Champion Nominees

Rebuild America salutes the many top-notch partnership representatives and partnerships that were nominated for Energy Champion Awards:

■ **Dave Anderson, Chicago Housing Authority (CHA).** Dave Anderson, a CHA Partnership leader, helped spearhead innovative efforts such as challenging University of Auburn students to design a vandal-resistant lighting fixture and establishing a resident-owned business called Home Energy Savings Corporation.

■ **Chuck Angyal, San Diego Gas & Electric.** Chuck Angyal has played a key role in providing practical assistance and gaining financial backing from San Diego Gas & Electric for the City of San Diego partnership and its centerpiece, the successful Ridgehaven Green Building Demonstration Project.

■ **Doug Avery.** A staff scientist with the Lighting Research Group at Lawrence Berkeley National Laboratory, Doug Avery has been involved in major lighting retrofit projects and has provided technical education and Demand Side Management program development for electric utilities. He is currently leading Rebuild America's new Business Partners program.

■ **Raymond Carr, Energy Coordinator, Rebuild Hawaii Island.** Ray Carr has helped develop comprehensive programs to retrofit all County facilities via performance contracting. The lighting and air conditioning systems of the Hawaii County Building were retrofitted and plans includes retrofitting 27 fire and police stations.

■ **Judy Dyer, West Virginia Development Office.** Judy Dyer's efforts to use Rebuild West Virginia as a revitalization tool for downtown areas are expected to increase the competitiveness of local businesses and create new jobs statewide. During a one-year period, she recruited six high-quality community partnerships and has obtained commitments from over 30 local partners to energy retrofit their facilities.

■ **Doug McGiffin, Energy Services, City of Idaho Falls, Electric Division.** Doug McGiffin's initiative charted a new direction in energy efficiency for the City of Idaho Falls School District which represents 1.2 million square feet. The district has saved \$45,000 in electricity costs in two schools and the City has made a long-term commitment to provide energy services to the district.

■ **Sue Seifert, Idaho Department of Water Resources.** Sue Seifert's efforts have helped launch 12 partnerships. She has actively engaged Idaho's three largest utilities to provide energy services and technical assistance to partnerships, brought the first resource conservation management program to Rebuild America, and helped develop regional peer exchanges and a national Forum.

■ **Fred Sissine, Mayor of Mount Rainier, MD.** Fred Sissine is helping to aggregate municipalities and the County government to become partnerships. He has created a Green Building Team of local community, county, state and federal government

representatives and private sector players and has helped facilitate building retrofit projects currently underway.

■ **Eileen Yoshinaka.** Eileen Yoshinaka is the Pacific liaison for DOE and program representative to the State of Hawaii, American Samoa, Guam, and the Northern Mariana Islands. She has assisted 11 partnerships in successfully promoting economic growth and energy and resource efficiency by building partnerships and creating community awareness.

■ **Atlantic County, NJ.** Atlantic County has been proactive in performing building improvements with assistance from ONSITE SYCOM. In less than a year, the County invested \$6.9 million in energy-efficient equipment for 32 facilities, and ultimately will save \$830,000 annually.

■ **City of San Diego, CA.** The partnership has completed the retrofitting of the Ridgehaven Green Building Demonstration Project, an energy and resource-efficient building that provides a healthy and productive workplace for employees. The City promotes energy efficiency in commercial building sector and has upgraded more than 2.5 million square feet, saving more than \$6.5 million and 75 million kwh.

■ **City of Shelby, Rebuild Shelby.** Led by Ted Alexander, Rebuild Shelby has targeted nearly 1.75 million square feet in the Central Shelby National Register Historic District and the Uptown Shelby Municipal Service District for energy assessment. Upon completion, Rebuild Shelby and the City Utility Department will select 750,000 square feet for retrofitting.

■ **1500 Days: Central Ohio Energy Efficiency Project.** 1500 Days' target was to complete 3 million square feet in 1500 Days, or by Fall 2000. The partnership has already completed 1.5 million square feet and is working on another 1.9 million square feet. Its revised target is to retrofit 30 million square feet by Fall 2000.

■ **Hudson County School of Technology, Rebuild Hudson County.** With assistance from ONSITE SYCOM, this vocational school has invested \$1.8 million in new energy-efficient lighting and HVAC equipment. The project will generate \$1.4 million in utility incentives over the next 15 years and \$2.2 million in utility bill savings.

■ **Idaho State University (ISU).** Syed F. Hashim is stimulating interest in Rebuild Idaho by taking practical energy conservation ideas and programs, like life-cycle costing, to community leaders in Southeast Idaho. He is working with the ISU College of Engineering to develop energy conservation programs for smaller communities and school districts.

■ **Kentucky Division of Energy, Kentucky Department of Natural Resources.** The Kentucky Division of Energy has conducted Rebuild America workshops to help the public sector with building upgrades. It has worked for legislative changes to enable state and local government organizations to use performance contracting to fund building upgrades.

■ **Middle Tennessee State University (MTSU).** MTSU's Center for Energy Efficiency Director Joe Whitefield is providing facilities support for a campus-wide upgrade to infrastructure and improvement of operations and maintenance. Accomplishments include developing an energy-efficiency awareness program, establishing a MTSU solar energy demonstration area, and winning a state award for a new campus co-generation plant.

■ **New York State Energy Research and Development Authority (NYSERDA).** NYSERDA has developed a performance contracting program that makes it easy for K-12 schools, local and state government organizations and health care facilities to upgrade their buildings. In three years, this program has supported 54 major energy performance contracting projects with an investment of \$580 million and annual savings of over \$30 million.

■ **Rebuild Jackson, City of Jackson, MS, Office of Economic Development.** The City of Jackson's Facade Matching Grant Program is designed to help revitalize and stabilize commercial and industrial areas. The program offers matching grants of \$5,000 to \$10,000 to businesses in the City's Enterprise Community or Community Development Block Grant target areas that undertake improvements such as exterior lighting and new windows and doors.

■ **SAFE-BIDCO.** This state-funded, non-bank lending agency provides low-interest loans to small businesses in California that otherwise could not afford to invest in energy efficiency. The program's loan approval rate is 74 percent.

■ **Texas A&M University, The Brazos Valley Energy Conservation Coalition.** The Coalition proposes to renovate commercial and industrial facilities and educational institutions including Texas A&M, to save energy and improve environmental quality and to document the program so other communities can benefit.

■ **Utah Office of Energy Services, Utah Department of Community & Economic Development.** The Energy Services Office developed and implemented a support program that makes it easy for building owners to upgrade their buildings using performance contracting. The Energy Services Office created the Western Regional Coalition with its Colorado counterpart to remove barriers to using performance contracting to deliver energy-efficiency services.

■ **Wisconsin Energy Bureau.** Wisconsin Energy Bureau Director Patrick Meir has helped develop a comprehensive Rebuild America program for all public sector facilities in partnership with the private sector. The partnership has retrofitted over 14 million square feet during the past three years, including over 100 public and private school buildings.



*Speak no evil, hear no evil, see no evil: Panelists get psyched for a Peer Challenges session. From left: Toby Benson, Montana Partners for Energy Efficiency; Marsha Geyer, Main Street Ripley WV; Denise Dahlin, Rebuild Pella, IA and Ted Alexander of Rebuild Shelby, NC. See the Forum in Pictures, pages 6-7.*

## Share Your Success

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## Learn More

Rebuild America is part of DOE's Buildings for the 21st Century. If you would like information about Rebuild America or the other energy efficiency and renewable energy programs and resources, call 1-800-DOE-EREC or visit [www.eren.doe.gov](http://www.eren.doe.gov).

To be placed on the mailing list for *Rebuild America Partner Update*, e-mail [rebuildamerica@drintl.com](mailto:rebuildamerica@drintl.com).

## Rebuild America Welcomes 16 New Partnerships

Alabama Department of Economic & Community Affairs  
Carson Valley Inn, Douglas County, NV  
City of Jackson, MS  
Clark County, NV  
Clark County School District, NV  
Economic Development Company, Sonora, CA  
Housing Authority of Baltimore City, MD  
Kansas Corporation Commission  
Lyon County School District, Yerington, NV  
Maine Power Options, Augusta, ME  
Nevada Center for Vocational Education & Research Corporation  
Randolph-Tucker Partnership for Disaster Mitigation & Recovery, Parsons, WV  
Rebuild Mississippi County  
Southern Sustainability, Carbondale, IL  
University of New Mexico, Physical Plant Department, Albuquerque, NM  
Washoe County Energy Management Program, Reno, NV



Rebuild America is a network of community partnerships – made up of local governments and businesses – that save money by saving energy. These voluntary partnerships, working with the U.S. Department of Energy, choose the best ways to improve the energy efficiency of commercial, government and apartment buildings. Rebuild America supports them with business and technical tools and customized assistance.

By the year 2003, 250 Rebuild America partnerships will be involved in over 2 billion square feet of building renovations, which will save \$650 million every year in energy costs, generate \$3 billion in private community investment, create 26,000 new private sector jobs, and reduce air pollution by 1.6 million tons of carbon dioxide a year.

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